

ORDINANCE NO. _____-05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING PORTIONS OF CHAPTER
19.12 AND CHAPTER 19.38 OF THE SUNNYVALE
MUNICIPAL CODE RELATED TO ZONING DEFINITIONS
AND COMMUNITY ROOMS/CLUB HOUSES IN
MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS
FOLLOWS:

SECTION 1. SECTION 19.12.040 "C" AMENDED. Section 19.12.040 "C" of the
Sunnyvale Municipal Code is hereby amended as follows:

Section 19.12.040 "C"

(1) – (7) [Text Unchanged]

(8) “Community Room or Club House” means a general purpose room, or
stand alone or attached building, containing bathrooms, kitchen facilities and a
minimum of 450 square feet of meeting space within a multiple family residential
development for purposes of holding meetings, parties and other general activities
for use by all members of the residential community.

(89) – (1718) [Text Unchanged; renumbered consecutively (9) – (18).]

SECTION 2. SECTION 19.38.045 ADDED. Section 19.38.045 of the Sunnyvale
Municipal Code is hereby added to read in full as follows:

**Section 19.38.045. Community Room or Club House requirement for multiple
family residential.**

(a) For all new multiple family residential developments that contain 100 or more
housing units, a community room or club house shall be provided on-site for use by all
members of the residential community. For existing 100 or more housing unit multiple
family projects that are remodeled or converted from rental to ownership housing, any
existing community room or club house shall be retained.

(b) Notwithstanding subdivision (a), the approving authority for any project subject to
the terms of this Section may waive the requirement to provide a community room or
club house upon a determination, based upon the circumstances of the specific project,
that the objectives and purposes of the general plan of the City of Sunnyvale would not
be served by imposing the requirement. In determining whether a waiver is appropriate,
the approving authority shall consider any impacts the requirement might have on
achieving density goals, useable open space, or other development standards, and also
shall consider any other amenities the proposed project might offer.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption. Any project covered by this ordinance for which an application has been deemed complete before the effective date of this ordinance shall be exempt from the requirement to provide a community room or club house.

SECTION 4. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2005, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2005, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney